

ORDINANCE NO. 2702 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 9802 WEST BETHANY HOME ROAD FROM A-1 (AGRICULTURAL) TO PAD (PLANNED AREA DEVELOPMENT); AMENDING THE ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on September 3, 2009, in zoning case ZON09-05 in the manner prescribed by law for the purpose of rezoning property located at 9802 West Bethany Home Road from A-1 (Agricultural) to PAD (Planned Area Development);

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in *The Glendale Star* on August 13, 2009, and

WHEREAS, the City of Glendale Planning Commission has recommended to the Mayor and the Council the zoning of property as aforesaid and the Mayor and the Council desire to accept such recommendation and rezone the property described on Exhibit A as aforesaid.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That a parcel of land in Glendale, Maricopa County, Arizona located at 9802 West Bethany Home Road Avenue and more accurately described in Exhibit A to this ordinance, is hereby conditionally rezoned A-1 (Agricultural) to PAD (Planned Area Development).

SECTION 2. That the rezoning herein provided for be conditioned and subject to the following:

1. Development shall be in substantial conformance with the PAD development plan attached to the staff report.

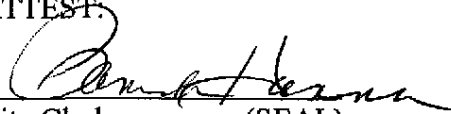
SECTION 3. Amendment of Zoning Map. The City of Glendale Zoning Map is herewith amended to reflect the change in districts referred to and the property described in Section 1 above.

SECTION 4. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

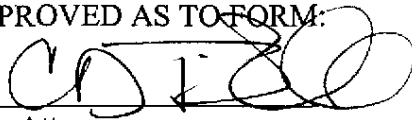
PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 22nd day of September, 2009.


MAYOR

ATTEST:


City Clerk (SEAL)

APPROVED AS TO FORM:


City Attorney

REVIEWED BY:

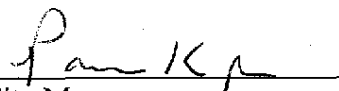

City Manager

Exhibit "A"

That portion of the Southwest quarter of the Southwest quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 9, Township 2 North, Range 1 East, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at a Maricopa County Highway Department (MCHD) brass cap marking the West quarter corner of said Section 9, which bears North 0°04'52" East 2596.65 from a MCHD brass cap marking the Southwest corner of said Section 9;

thence along the West line of said Section 9, South 0°04'52" West 1298.32 feet to the North line of said Southwest quarter of the Southwest quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 9,

thence along said North line, North 87°26'32" East 75.08 feet, to the POINT OF BEGINNING on the East right of way line of 99th Avenue;

thence along said North line, North 87°26'32" East 742.89 feet;

thence South 4°20'58" West 539.12 feet;

thence South 0°44'00" West 530.01 feet to the North line of the Bethany Home Outfall Channel;

thence along said North line, from a Local Tangent Bearing of North 85°44'49" West, along a curve to the Right, having a radius of 1175.00 feet, a length of 200.50 feet;

thence continuing along said North line, from a Local Tangent Bearing of North 75°58'13" West, along a reverse curve to the Left, having a radius of 1395.00 feet, a length of 413.12 feet;

thence continuing along said North line, South 87°03'45" West 73.55 feet to said East right of way line of said 99th Avenue;

thence along said East right of way line, North 0°04'52" East 727.24 feet;

thence continuing along said East right of way line, South 87°26'32" West 15.02 feet;

thence continuing along said East right of way line, North 0°04'52" East 240.00 feet to the POINT OF BEGINNING.

701,282 square feet, more or less.

There shall be no right or easement of access to, from or between the parcel of land described above and the Agua Fria Freeway (NORTHWEST OUTER LOOP [State Route 101L]).

GRANTOR RESERVES unto the public and various utility companies, easements for existing utilities, if any, within the above described property, in accordance with Arizona Revised Statute 28-7210.

PROJECT: 600-0-701	SECTION: Jct. I-10 – Glendale	PARCEL: D-M-200/L-M-249
101L MA 002 H0811 03R	Disposal	CD:CR 2/15/2002